

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12597 of Papermill Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 4407 and Sub-section 3308.2 to permit more than one roof structure on an apartment house-office building in the W-2 District at the premises 3251 "K" Street, N. W., (Square 1187, Lot 84).

HEARING DATE: February 22, 1978  
DECISION DATE: March 1, 1978

FINDINGS OF FACT:

1. The subject property is located in the block bounded by "K" Street on the south, Potomac Street on the west, Grace Street on the north and Cecil Place on the east. The site is located in the W-2 District.
2. The subject site contains 90,399.25 square feet and is the site of the former Paper Mill on the Georgetown Waterfront.
3. The applicant proposes to develop the site with a mixed use project, including 101 townhouses and a larger building containing both apartment and commercial space. There will be a total of eighty-nine apartment units in the larger building.
4. The project will involve a combination of new construction and renovation of existing buildings. The new construction will basically be the townhouses. The existing buildings to be renovated include two brick buildings that were formerly used for warehouse and office purposes.
5. The existing buildings were built at several different times, and vary in height from elevation 51.60 feet to 106.98 feet. The roofs of the two main wings of the building are at elevations 106.98 and 104.67. These two wings will be connected by a common lobby at the lower levels, and are thus considered one building under the Zoning Regulations.
6. Because of the nature of the existing building, and because of the two wings, there will be three penthouses on the roof, one for a staircase to the roof and elevator override, one for mechanical equipment, and one for elevator override only.

The total area of the three roof structures is 3,005 square feet, far below the maximum permitted gross floor area of 14,697.88 square feet.

7. None of the roof structures exceed eighteen feet, six inches in height above the level of the roof upon which they are located.

8. Without the approval of an exception by the Board, it would be impossible to provide elevator service to the top floor of one of the wings of the building.

9. The roof structures blend in with the architectural style of the existing buildings, and are of such minimum size that they will have no impact on the light and air available to surrounding properties.

10. There was no report from Advisory Neighborhood Commission 3-A.

11. There was no oppositon to the application.

CONCLUSIONS OF LAW:

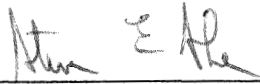
Based upon the above findings of fact and the evidence of record, the Board concludes that the proposed roof structures meet the requirements of Sections 3308 and 4407 of the Zoning Regulations. The facades of the roof structures harmonize with the main structures in architectural character, material and color. The F.A.R. of the roof structures is within the permissible F.A.R. Light and air to adjacent properties will not be adversely affected, and approval of the roof structures is in harmony with the general purpose and intent of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED.

VOTE:

5-0 (William F. McIntosh, Charles R. Norris, Walter B. Lewis, Leonard L. McCants and Chloethiel Woodard Smith)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 30 MAR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.